THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00. Affiant
BILL GARRETT, Davidson County Trans:T20140037862 DEEDWARR Recvd: 05/30/14 13:45 2 pgs Fees:13.00 Taxes:1369.00 20140530-0046669	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laney Hicks	owner	MAP 142-16-A
813 Bircham Court		PARCEL -031.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bethell W. Pritchett, unmarried, and Bethell W. Pritchett, Executrix of the Estate of Larry J. Pritchett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laney Hicks**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Plan of Devon Park Phase One of record in Plat Book 5200, Pages 670 through 672, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bethell W. Pritchett, individually, and Bethell W. Pritchett as Executrix of the Estate of Larry J. Pritchett, as tenants-in-common by deed from Bethell W. Pritchett, unmarried of record in Instrument No. 20040206-0014983 Register's Office for Davidson County, Tennessee, dated January 20, 2004 and recorded on February 06, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All matters shown on the Plan of record in Plat Book 5200, Page (s) 670 through 672, inclusive, (3).Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6176, Page 7, Book 6541, page 542, Book 6967, page 156, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4). Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6145, page 252; (5) By-Laws of Devon Park Homeowners Association of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee; (7) Charter of Devon Park Homeowners Association of record in Book 7372, page 862, Register's Office for Davidson County, Tennessee; (8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **813 Bircham Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of May, 2014.

Bethell W. Pritchett

Estate of Larry J. Pritchett

BY: Bethell W. Pritchett executrix

Bethel W. Pritchett, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bethell W. Pritchett, individually and as Executrix of the Estate of Larry J. Pritchett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained, individually and as Executrix of the Estate of Larry J. Pritchett..

Witness my hand and official seal this the 29th day of May, 2014.

My Commission expires: 1-a-16

JAMES A. WAGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TN

Notary Public